

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- May 19, 2023
121 N. LaSalle Street - 11th Floor Rm. 1103

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, 11TH FLOOR ROOM 1103.

Approval of the minutes from the April 21, 2023 regular meeting of the Board.

Approval of the agenda for the May 19, 2023 regular meeting of the Board.

9:00 AM

CONTINUANCES

118-23-A	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	365 Outdoor, LLC	
OWNER:	Lincoln Park Acquisitions, LLC	
PREMISES AFFECTED:	2624-26 N. Lincoln Avenue	
SUBJECT:	Application for an appeal from the office of the Zoning Administrator in refusing to permit the establishment of an off premise-sign which is located on a pedestrian street. The sign is also located within 100 feet of a residential district which is prohibited. The permit application listed a total sign face area of 338 square feet. The street frontage is listed as 25 feet. The property is in a B3 zoning district which allows a maximum square footage of all signs on the zoning lot of four times the street frontage or 1500 square feet whichever is less pursuant to section 17-12-1003-8. The sign area would exceed the maximum area allowance by 238 square feet and therefore is prohibited.	
 40-23-Z	 ZONING DISTRICT: RM-5	 WARD: 3
APPLICANT:	Chicago Trust Company, N. A (Trust # BEV-4182)	
OWNER:	Same as applicant	
PREMISES AFFECTED:	65-77 E. 50th Street	
SUBJECT:	Application for a variation to reduce the front wall setback facing a public street from the required 10' to 3' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.	

41-23-Z	ZONING DISTRICT: RM-5	WARD: 3
APPLICANT:	Chicago Trust Company, N.A. (Trust # BEV-4182)	
OWNER:	Same as applicant	
PREMISES AFFECTED:	65-77 E. 50th Street	
SUBJECT:	Application for a variation to increase the building height from the maximum 47' to 49' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.	
 42-23-Z	 ZONING DISTRICT: RM-5	 WARD: 3
APPLICANT:	Chicago Trust Company, N.A. (Trust # BEV-4182)	
OWNER:	Same as applicant	
PREMISES AFFECTED:	65-77 E. 50th Street	
SUBJECT:	Application for a variation to eliminate the 7' landscape setback (with one tree and a few shrubs) along south Michigan Avenue and to eliminate interior landscape (around 176 square feet with one tree) for the proposed seven dwelling unit townhouse development.	
 98-23-Z	 ZONING DISTRICT: RT-4	 WARD: 1
APPLICANT:	1909 W. Schiller Condominium Association	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1909-11 W. Schiller Street	
SUBJECT:	Application for a variation to reduce the front setback on Evergreen Avenue from the required 11.4' to zero, the rear parking setback on from the front property line on W. Evergreen Avenue to prevent obstruction of the sidewalk by parked cars from 20' to zero and to reduce the west side setback from 3.68' to 1.9' (east to be 2.99') combined side yard setback from 9.2' to 4.89' for the as-built three-story, four dwelling unit building with roof top deck and roof top stairway enclosure and as built four car private garage on a through lot.	
 105-23-S	 ZONING DISTRICT: RT-4	 WARD: 16
APPLICANT:	West Care Illinois, Inc.	
OWNER:	Catholic Bishop of Chicago	
PREMISES AFFECTED:	1850 W. Garfield Boulevard	
SUBJECT:	Application for a special use to convert an existing two-story building to a transitional residence for a licensed recovery home for up to twenty-eight residents.	
 114-23-S	 ZONING DISTRICT: C1-2	 WARD: 7
APPLICANT:	2310 E. 79th Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2310 E. 79th Street	
SUBJECT:	Application for a special use to establish a gas station with the replacement of the accessory convenience store with a proposed one-story, 2,095.54 square foot building to serve a four-pump gas station.	

115-23-Z	ZONING DISTRICT: C1-2	WARD: 7
APPLICANT:	2310 E. 79th, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2310 E. 79th Street	
SUBJECT:	Application for a variation to reduce the lot area from the required 20,000 square feet to 17,855 square feet for a proposed four-pump gas station with new one-story accessory convenience store.	

REGULAR CALL

159-23-Z	ZONING DISTRICT: RS-3	WARD: 26
APPLICANT:	Gerardo Garcia & Tania Tavares	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3551 W. Evergreen Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 16.57' to 10', west side setback from 4.77' to zero (east to be 0.5'), combined side yard setback from 11.91' to 0.5' for a proposed two-story, single-family residence with an attached one car garage accessed from new driveway.	

160-23-Z	ZONING DISTRICT: RS-3	WARD: 26
APPLICANT:	Gerardo Garcia & Tania Tavares	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3551 W. Evergreen Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed two-story, single-family residence with an attached one car garage accessed from new driveway.	

161-23-Z	ZONING DISTRICT: RS-3	WARD: 26
APPLICANT:	Gerardo Garcia & Tania Taveras	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3551 W. Evergreen Avenue	
SUBJECT:	Application for a variation to allow a minimum of one parking space per dwelling unit in an RS-3 zoning district for proposed two-story, single-family residence with an attached one-car garage accessed from a new driveway.	

Approval of the Board's written closed session minutes from November 2022 through April 2023.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 49-23-Z and 50-23-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its April 21, 2023 regular meeting.

Adjournment.